



Town of Tyngsborough Community Preservation Committee

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Linda Geyer, Chairperson
Eric Lantz, Secretary

Christine Chisholm, Vice-Chair
Mark Pease, Treasurer

Meeting Minutes October 26, 2005 Members Attendance:

Present: Linda Geyer (LG), Christine Chisholm (CC), Warren Allgrove (WA)
Henry Jungmann (HJ), Eric Lantz (EL), Augustus Skamarycz (AS)

Absent: Kenneth Times (KT), Rich Lemoine (RL), Mark Pease (MP)

Meeting Location: Town Hall, Community Room

Chairperson, Linda Geyer called the October 26, 2005 meeting of the Community Preservation Committee (CPC) to order at 7:04 PM.

Agenda Item 1 – Correspondence & Communications

1. (LG) – A Letter from the Board of Selectmen (BOS) has been received indicating that public meetings will be videotaped. (AS) suggest that some meetings that have property being proffered be exempt. (WA) – It may not be in the interest of the town. Property owners may not come forward if they know that they are being videotaped. (CC) – executive session may be an option. (LG) - will put together a letter to the BOS in response.
2. (LG) - Landvest bill for Shur-fine assessment and LaChance bill for Sherburne annex assessment in works with town treasurer.

Agenda Item 2 – Vote on minutes of previous meetings.

1. **CC motioned to approve the minutes of August 31, 2005 as written. HJ seconded, EL abstained, motion carried.**

Agenda Item 3 – Shur-Fine Negotiation Discussion:

1. (LG) – Property owners now asking \$1.5 Million including a leaseback agreement to Subway sandwiches for 3 years and ,at the owner’s discretion, for and additional 2 years. These terms do not appear to coincide with the function of the CPC. (AS) – an agreement of this sort would probably not be approved at town meeting. (WA) – at this point it would probably be prudent to wait for some other time in the future to take another look at this property when the terms may be more favorable.

Agenda Item 4 – Update on Massapoag Pond Purchase

1. (HJ) – The road is being constructed in the correct place. The parking should be on the right side as the road curves. (LG) - The grant money came in on 15 August and is in the CPC account.

Agenda Item 5– CPC fund possible future expenditures

1. **Letourneau University property:** (CC) – will write a letter to encourage an outright donation of the property or the donation of a CR.
2. **Pyle Property:** The Committee discussed the Pyle property. The appraisal came in at \$58,000. (CC)- appears to look good for CPC purposes as open space. (HJ) – abuts the Sherburne property. CC & LG will communicate further with the owners to express our interest.
3. **Athletic field improvements:** The Committee discussed the athletic fields at the new Elementary School. There is a possibility that the 70% reimbursement may still be available from the state. (WA) - suggest that the building committee attorney be approached to find an answer to the reimbursement question. Before CPC funds are committed we should find out about how maintenance will be performed on the site. Highway department personnel are already overtaxed. (LG) – will discuss issue with the Recreation Director.
4. **200th anniversary party:** (WA) – would like a commitment from the CPC to support the expenditure of hiring a company to run the town anniversary party in 2008. (AS) – will investigate further the use of CPC funds for this purpose.
5. **CPC plan and expenditure criteria:** The Committee discussed the creation of a comprehensive plan. (CC) – suggest that a subcommittee have some working sessions and possibly have Timelines, Inc. help fill in the gaps.

Agenda Item 6 – Warrant Articles

1. Committee discussed the **Greene property** and the possibility of creating a Conservation Restriction (CR) on the property. (WA)- suggest that a warrant article be written in conjunction with the Conservation Commission to create a CR on this property. (LG) – before the CPA, the town paid \$1.4 million for the Greene property out of free cash. The intention was clearly to preserve the property as open space.

Motion to adjourn made by HJ, 2nd by AS at 8:45pm. Passed unanimously